

Together with the buildings and improvements thereupon, and the rights, alleys, ways, waters, privileges, appurtenances and advantages thereto belonging or in anywise appertaining.

To Have and To Hold the aforesaid parcel of ground and premises unto and to the proper use and benefit of **Prentiss W. Van Sant and Clara V. Van Sant, his wife, their** heirs and assigns, forever.

Provided, that if the said **mortgagors, their heirs**

executors, administrators or assigns, shall well and truly pay, or cause to be paid, the aforesaid principal sum of **five thousand, four hundred (\$5,400.00)** dollars, and all the installments of interest thereon, when and as each of them shall respectively be due and payable as aforesaid, and shall perform each and all of the covenants herein on **his, her & their** part to be performed, then this Mortgage shall be void.

And the said Mortgagors hereby assent to the passage of a decree for the sale of the property hereby mortgaged, such sale to take place only after a default in any of the covenants or conditions of this mortgage as herein provided; and the said Mortgagors hereby also authorize the said Mortgagees, **their** personal representatives, or assigns, or **L. Pearce Bowlus** duly authorized Attorney or Agent